

**City of Greensboro Planning Department  
Zoning Staff Report  
June 14, 2004 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** R  
**Location:** 2202 16<sup>th</sup> Street

**Applicant:** Robert Faircloth  
**Owner:** Kevin Carter

**From:** LI  
**To:** CD-HB

**Conditions:** 1) Uses limited to those HB uses permitted in the Recreational; Business, Professional and Personal Services; and Retail Trade categories.  
2) Any use requiring drive-thru service shall not be permitted.

SITE INFORMATION	
<b>Existing Land Use</b>	Race Land Go-Carts
<b>Acreage</b>	1.775
<b>Physical Characteristics</b>	<i>Topography:</i> Generally Flat <i>Vegetation:</i> Grass & Trees <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Mixed Use Commercial
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Undeveloped	LI
<i>South</i>	Terminix	LI
<i>East</i>	Buffalo Creek Wastewater Treatment Plant	HI
<i>West</i>	Vacant Shopping Center	SC

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned LI since July 1, 1992. Prior to the implementation of the UDO, this property was zoned Industrial L.

### DIFFERENCES BETWEEN LI (EXISTING) AND CD-HB (PROPOSED) ZONING DISTRICTS

**LI:** Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties.

**CD-HB:** HB is primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks. See conditions for uses permitted.

### TRANSPORTATION

<b>Street Classification</b>	16 <sup>th</sup> Street - Minor Thoroughfare.
<b>Site Access</b>	Existing.
<b>Traffic Counts</b>	Not available.
<b>Trip Generation</b>	N/A.
<b>Connectivity</b>	N/A.
<b>Sidewalks</b>	N/A.
<b>Transit</b>	Yes.
<b>Traffic Impact Study</b>	N/A.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

### ENVIRONMENTAL REVIEW

<b>Water Supply Watershed</b>	No, property drains to North Buffalo
<b>Floodplains</b>	FEMA Floodway on southern portion of property, also 100 yr floodplain is on part of the property.
<b>Streams</b>	Perennial stream (Blue line) at south portion of the property
<b>Other</b>	May have wetlands adjacent to stream

### LANDSCAPING REQUIREMENTS

Location	Required Planting Yard Type and Rate
<i>North</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>South</i>	Type C Yard - 20' avg. width; 2 canopy/100', 3 understory/100', 17 shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

POLICY 5A.4: Require land dedication along designated streams at the time of development.

POLICY 7A.2: Encourage “home-grown” and community based businesses and entrepreneurs with special emphasis in increasing the number of minority-owned businesses in traditionally underserved parts of the community.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

Reinvestment Area: Reinvestment areas are neighborhoods and districts within Greensboro’s urban areas that would most benefit from actions to promote compatible infill development and other forms of investment and reinvestment.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** Among other uses which this property could potentially accommodate would be a miniature golf course. Such a use is permitted in five commercial zoning districts but not in Light Industrial.

The majority of this area is zoned Shopping Center which is the most intensive commercial zoning classification in the city.

Staff feels that the proposed zoning and the range of uses that would be permitted would be compatible with the area and with surrounding existing or potential development.

This proposal is also consistent with Connections 2025 map designations of Mixed Use Commercial, Activity Center and Reinvestment Area.

**GDOT:** Based on the proposed use a TIS is not required. However, if the property were to be sold or redeveloped than there are number of uses that would require a TIS under HB zoning. For example a service station with a convenience store.

**Water Resources:** Due to the location of the floodway site expansion will be severely limited (No fill is allowed within the floodway)

**HCD:** No comments.

## STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.